Property ID: R79388

Property Information

property address: <u>910 S TEXAS AVE</u>

legal description: <u>DALY ESTATES, LOT 1</u>

owner name/address: <u>PALMER, WILLIAM SCOTT</u>

<u>203 FIRESIDE CIR</u>

<u>COLLEGE STATION, TX 77840-1877</u>

full business name: THE RUSTY MUFFLER

land use category: RET. COMM   type of business: AUTO SHOP

current zoning: SC-B   occupancy status: OCCUPIED

lot area (square feet): 9520   frontage along Texas Avenue (feet):   47

lot depth (feet):   162   sq. footage of building: 2300

property conforms to: □ min. lot area standards   □ min. lot depth standards   □ min. lot width standards

Improvements

of buildings: 1   building height (feet):   17   # of stories: 1

type of buildings (specify):   METAL

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes   □ no   (if no, specify)

approximate construction date: 1985   accessible to the public: ☒ yes   □ no

possible historic resource: □ yes ☒ no   sidewalks along Texas Avenue: ☒ yes   □ no

other improvements: □ yes ☒ no   (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes □ no   ☒ dilapidated   □ abandoned   □ in-use

# of signs: 1   type/material of sign: ELECTRIC

overall condition (specify): BAD

removal of any dilapidated signs suggested? ☒ yes □ no (specify) IF NOT REMOVAL, RENOVATION

Off-street Parking

improved: ☒ yes □ no   parking spaces striped: □ yes ☒ no   # of available off-street spaces: 8

lot type: □ asphalt ☒ concrete □ other

space sizes: sufficient off-street parking for existing land use: □ yes   □ no

overall condition: MEDIUM

end islands or bay dividers: □ yes ☒ no: landscaped islands: □ yes ☒ no

Curb Cuts on Texas Avenue

how many: __1__ curb types: ☑ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☑ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☑ no meet opposite separation requirements: ☐ yes ☑ no

Landscaping

☐ yes ☑ no (if none is present) is there room for landscaping on the property? ☑ yes ☐ no

comments: _____

Outside Storage

☑ yes ☐ no (specify) ___MERCHANDICE_____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☑ no are dumpsters enclosed: ☐ yes ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☑ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

N/A if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes ☐ no N/A

Other Comments:

• MOBILE MONUMENT SIGN OUT FRONT
• USING ADJACENT VACANT LOT FOR PARKING